

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		MELVIN RD, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:	
Owner 1:	MELTZER LESLIE A/TRUSTEE		
Owner 2:	PETERSON IRIS D/TRUSTEE		
Owner 3:	MELTZER PETERSON FMLY LIVING		
Street 1:	27 MELVIN RD		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474	Own Occ:	Y
		Type:	

PREVIOUS OWNER

Owner 1: GUPTA VIKAS -		
Owner 2: GUPTA-MISRA ABHILASHA -		
Street 1: 27 MELVIN RD		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	
Postal: 02474		

NARRATIVE DESCRIPTION

This parcel contains .188 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1967, having primarily Wood Shingle Exterior and 1748 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8188		Sq. Ft.	Site		0	70.	0.81	4									465,950						466,000	
Total AC/HA: 0.18797			Total SF/SM: 8188		Parcel LUC: 101		One Family		Prime NB Desc		ARLINGTON						Total:		465,950	Spl Credit				Total:		466,000	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8188.000	340,200		466,000	806,200		64469
							GIS Ref
							GIS Ref
Total Card	0.188	340,200		466,000	806,200	Entered Lot Size	
Total Parcel	0.188	340,200		466,000	806,200	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		461.21	/Parcel: 461.21	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	101	FV	340,200	0	8,188.	466,000	806,200		Year end	12/23/2021	PRINT	
2021	101	FV	328,900	0	8,188.	466,000	794,900		Year End Roll	12/10/2020	Date	Time
2020	101	FV	328,900	0	8,188.	465,900	794,800	794,800	Year End Roll	12/18/2019	12/30/21	06:35:5
2019	101	FV	340,400	0	8,188.	465,900	806,300	806,300	Year End Roll	1/3/2019	LAST REV	
2018	101	FV	339,700	0	8,188.	399,400	739,100	739,100	Year End Roll	12/20/2017	Date	Time
2017	101	FV	339,700	0	8,188.	372,800	712,500	712,500	Year End Roll	1/3/2017	11/17/20	11:07:1
2016	101	FV	339,700	0	8,188.	319,500	659,200	659,200	Year End	1/4/2016	clanam	
2015	101	FV	283,400	0	8,188.	286,200	569,600	569,600	Year End Roll	12/11/2014		

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	CC	Chris C
5/1/2014	External Ins	PC	PHIL C
7/11/2013	Info Fm Prmt	EMK	Ellen K
4/11/2013	Info Fm Prmt	EMK	Ellen K
8/9/2012	MLS	EMK	Ellen K
2/19/2009	Meas/Inspect	163	PATRIOT
2/22/2005	MLS	HC	Helen Chinal
12/9/2001	MLS	MM	Mary M
12/3/1999	Inspected	264	PATRIOT
Sign:	VERIFICATION OF VISIT NOT DATA		



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	64469
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/30/21	06:35:5

LAST REV

Date	Time
11/17/20	11:07:1

danam
8023

PAT ACCT.

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Result

